

TRANSFER

TAX
PAID

KNOW ALL MEN BY THESE PRESENTS

014566

that Wm. & Sarah Levine Heirs, a Maine Corporation, of Waterville, Maine, Kennebec County, for consideration paid, grants to ARCON REALTY, INC., a Maine Corporation, of Waterville, Maine, Kennebec County with warranty covenants, the land in Waterville, Maine, Kennebec County and bounded and described as follows, to wit:

12 BIRCH, 28 & 30 MAPLE ST.

Being a certain lot or parcel of land with the buildings thereon situate in said ~~Waterville~~ and bounded north by Maple Street; easterly by Birch Street; south by land now or formerly of Augustus Pooler and west by land formerly owned by William Levine. Being all and the same premises conveyed to William Levine under the name of William Levin, by deed of Joseph Latulippe, dated July 5, 1899, and recorded in Kennebec County Registry of Deeds in Book 431, Page 498, hereby referred to.

Being parcel #1 of premises conveyed by Lewis Levine, Percy Levine, Frieda Miller and Evelyn L. Gold to Wm. & Sarah Levine Heirs, a corporation by Deed dated July 1, 1949 and recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

21 1/2 MAPLE ST.

A certain lot or parcel of land with the buildings thereon located on the northerly side of Maple Street, in Waterville, Kennebec County, Maine, and further bounded and described, to wit:

Beginning at a point on the apparent northerly side of Maple Street, said point marking the southeast corner of a land now or formerly of David Bucknam and the southwest corner of the herein described property. A description of the Bucknam property can be referenced in Book 3642 at Page 260 of the Kennebec County Registry of Deeds. Thence northerly along the easterly line of a driveway and the easterly line of Bucknam for one hundred and eleven and four tenths feet (111.4'), more or less, to the northeast corner of Bucknam, the northwest corner of the herein described parcel, and the southerly line of the Ash Street lots. Thence easterly along the southerly line of the Ash Street lots to the northeast corner of the herein described parcel and the northwest corner of land previously conveyed by Reuben B. Dunn and Lydia B. Dunn to John Flood in a deed dated November 22, 1881 and recorded in Book 338 at Page 142 of the Kennebec County Registry of Deeds. Thence southerly along the westerly line of land previously conveyed to Flood for a distance of one hundred twelve feet (112') more or less to a point located on the apparent northerly line of Maple Street at the southeasterly corner of the herein described parcel, and the southwesterly corner of the land previously conveyed to Flood. Thence westerly along the apparent northerly line of Maple Street to the southwesterly corner of the herein described parcel of land and the point of beginning.

The herein described parcel is a portion of parcel 2 of the premises described in a deed from Lewis Levine, Percy Levine, Frieda Miller and Evelyn L. Gold to William and Sarah Levine Heirs as recorded in Book 887 at Page 345.

The above description was prepared by Rowe & Wendell Surveying, without the benefit of a standard boundary survey, and is based on deed research and very limited field perambulation of the site.

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M.D. B.S. (8)

23 1/2 MAPLE ST.

A certain lot or parcel of land with the buildings thereon located on the northerly side of Maple Street, in Waterville, Kennebec County, Maine known as 23 1/2 Maple Street, and further bounded and described as follows, to wit:

Parcel 1

Beginning at a point located on the apparent northerly line of Maple Street, said point being the southeasterly corner of a lot conveyed to Lena Rosenthal by Lewis Marquis, by deed dated July 12, 1904 as recorded in the Kennebec County Registry of Deeds in Book 460 at Page 300 and marking the southeasterly corner of the herein described parcel. Thence westerly along the apparent northerly line of Maple Street for ten feet (10') to the southeasterly corner of land now or formerly of Sara Arnon, Wendy Miller and Julie Miller-Soros as recorded in Book 4692 at Page 195. Thence northerly along the easterly line of land now or formerly of Arnon, Miller and Miller-Soros for one hundred twelve feet (112') more or less to a point marking the northeasterly corner of Arnon, Miller and Miller-Soros and the northwesterly corner of the herein described parcel. Thence westerly along the southerly line of Ash Street lots for ten feet (10') more or less to a point marking the northeasterly corner of the herein described parcel. This point also marks the northeasterly corner of land described in Book 460 at Page 300. Thence southerly along the westerly line of land deeded to Louis Marquis by Edward Laplet on April 23, 1880, as recorded in Book 326 at Page 334 for one hundred twelve feet (112') more or less to a point located on the apparent northerly line of Maple Street, marking the southeasterly corner of the herein described parcel, and the southwesterly corner of land described in Book 326 at Page 334, and the point of beginning.

The above described parcel contains one thousand one hundred twenty square feet (1,120 Sq.Ft.) more or less and is the same premises conveyed by Frieda L. Miller to William and Sarah Levine Heirs, as recorded in Book 1886 at Page 238 of the Kennebec County Registry of Deeds.

Parcel 2

Beginning at a point located on the apparent northerly line of Maple Street marking the southeasterly corner of Parcel 1 described above, said point also marking the southwesterly corner of land now or formerly of land conveyed to Louis Marquis by Edward Laplet by his deed dated April 23, 1880 as recorded in Book 326 at Page 334, and marking the southwesterly corner of the herein described parcel. Thence northerly along the easterly line of parcel 1 above described, for one hundred twelve feet (112') to a point marking the northwesterly corner of land described in Book 326 at Page 334 and the northwesterly corner of the herein described parcel. Thence easterly along the southerly line of the Ash Street lots to a point marking the northwesterly corner of land now or formerly of David Bucknam, as recorded in Book 3642 at Page 260, and the northeasterly corner of the herein described parcel. Thence southerly along the westerly line of land now or formerly of Bucknam for twenty six feet (26') to a point. Thence deflecting fifteen degrees (15°) to the right along the westerly line of land now or formerly of Bucknam for nineteen and six tenths feet (19.6') to a point. Said point being called 3' westerly of the northwesterly corner of an addition. Thence deflecting fifteen degrees (15°) to the left along the westerly line of land now or formerly of Bucknam and running southerly and parallel to the westerly foundation wall of the building located on the Bucknam lot, also known as 23 Maple Street, and distant eight and one tenth feet (8.1') therefrom, for sixty six and four tenths feet (66.4') to a point, located on the apparent northerly line of Maple Street, marking the southwesterly corner of Bucknam and the southeasterly corner of

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the herein described parcel. Thence westerly along the apparent northerly line of Maple Street to the point of beginning.

The herein described parcel is a portion of parcel 2 of the premises conveyed to William and Sarah Levine Heirs by Lewis Levine, Percy Levine, Frieda Miller and Evelyn L. Gold, as recorded in Book 887 at Page 345.

The above description was prepared by Rowe & Wendell Surveying, without the benefit of a standard boundary survey, and is based on deed research and very limited field perambulation of the site.

35 TICONIC ST. and 34 MAPLE ST.

A certain lot or parcel of land with the buildings thereon situate in said Waterville and bounded north one hundred twenty-five (125) feet by Maple Street; east thirty-one (31) feet by the William Bushey place, so-called; south one hundred (100) feet by the W. Tarnell land, so-called; and twenty-five (25) feet by land formerly of R. B. and L. R. Dunn; west twenty-six (26) feet by Ticonic Street. Being the same premises conveyed to the said William Levine by deed of John Pumlow, dated May 23, 1894, and recorded in said Registry of Deeds, Book 403, Page 223, hereby referred to.

Being parcel #5 of premises conveyed by Lewis Levine, Percy Levine, Frieda Miller and Evelyn L. Gold to Wm. & Sarah Levine Heirs, a corporation by Warranty Deed dated July 1, 1949 and recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

RE: 32 MAPLE ST.

A certain lot or parcel of land with the buildings thereon situate in said Waterville and bounded and described as follows, viz: North by Maple Street; west by land now or formerly owned and occupied by John Trainer; south by land now or formerly of Augustus Pooler and east by land now or formerly owned or occupied by Joe Latulippe. Being all and the same premises conveyed to Sarah Levine by deed of Edward Latulippe, dated April 18, 1898, and recorded in said Registry of Deeds, Book 423, Page 503.

Being parcel #6 of premises conveyed by Lewis Levine, Percy Levine, Frieda Miller and Evelyn Gold to Wm & Sarah Levine Heirs, a corporation, by Deed dated July 1, 1949 and recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

RE: WATER STREET LAND

Being a certain lot or parcel of land situate in said Waterville, bounded and described as follows, viz: Beginning at the southwest corner of land formerly of one J.L. Fortier, deceased; thence easterly at right angles with Water Street and in said Fortier's southerly line to the channel of that part of the Kennebec River that flows west of Smith's Island, so-called; thence southerly along said channel about eighty-four (84) feet and ten (10) inches to land formerly of Frank and Amanda Pomlow; thence westerly in said Pomlow's north line and parallel to said Fortier's south line and distant therefrom southerly about eighty-four (84) feet and ten (10) inches to Water Street, so-called; thence northerly in the east line of said Water Street about eighty-four (84) feet and ten (10) inches to the point of beginning. Being all and the same premises conveyed to said Sarah Levine by deed of John Pilotte, dated May 3, 1922, and recorded in said Registry, Book 601, Page 426, hereby referred to.

Being Parcel #7 of the same premises conveyed to Wm. & Sarah Levine Heirs, a corporation by Deed of Lewis Levine, Percy

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Levine, Frieda Miller and Evelyn L. Gold dated July 1, 1949 and recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

RE: 14, 10 & 12 MAPLE ST.

A certain lot or parcel of land with the buildings thereon situate in said Waterville, bounded and described as follows, viz: Beginning at the southeast corner of land now or formerly of Edward Hall along the westerly line of the Maine Central Railroad Company and running in a southerly direction about one hundred twenty-five (125) feet; thence in a westerly direction along the northerly line of land now or formerly of said Maine Central Railroad Company and land now or formerly of Merrill & Mayo Company about one hundred ten (110) feet to an iron rod driven into the ground, said rod being five (5) feet from the southeast corner of a house now or formerly owned by Elbridge T. Foster; thence northerly about one hundred ten (110) feet to the east side of a concrete monument set in the ground; thence easterly to the first mentioned bound. Being the first parcel of land conveyed to Sarah Levine by deed of Manetta M. Morrison, dated November 15, 1928, and recorded in said Registry, Book 660, Page 365, hereby referred to.

Being parcel #8 of premises conveyed by Lewis Levine, Percy Levine, Frieda Miller and Evelyn Gold to Wm & Sarah Levine Heirs, a corporation, by Deed dated July 1, 1949, and recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

RE: DRIVEWAY FOR 14, 10 AND 12 MAPLE ST.

A certain lot or parcel of land with the buildings thereon situate in said Waterville, bounded and described as follows, viz: Beginning at a point in the southerly line of Maple Street one hundred two (102) feet, more or less, easterly from the intersection of the southerly line of said Maple Street and the easterly line of Toward Street which point is where the line of land formerly of John Fardy intersects the line of the above described Parcel Number 8; thence running in a northeasterly direction on said Maple Street sixteen (16) feet; thence running in an easterly direction to a point where land formerly of said Fardy and land of the above described Parcel Number 8 intersects land now or formerly of Edward Hall; thence westerly to the point of beginning. Being the second parcel of land conveyed to Sarah Levine by deed of the said Manetta M. Morrison, above referred to.

Being parcel #9 of premises conveyed by Lewis Levine, Percy Levine, Frieda Miller and Evelyn Gold to Wm & Sarah Levine Heirs, a corporation, by Deed dated July 1, 1949, and recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

19 AND 21 ALDEN ST.

A certain lot or parcel of land with the buildings thereon situate on Alden Street in said Waterville, bounded and described as follows, viz: On the south by the northerly line of Alden Street; on the west by land formerly belonging to Louis Wolman and now or formerly belonging to the Waterville Savings Bank; on the east by the westerly line of Birch Street; and on the north by land now or formerly of Joseph Joler. Being all and the same premises conveyed to William Levine by deed of Herman Poulin et.als. dated May 11, 1939, and recorded in said Registry of Deeds, Book 765, Page 196, and by deed of Rosa Atwood et.als. dated July 13, 1939, and recorded in said Registry of Deeds, Book 765, Page 195, reference to be had to both of said deeds for a further and more particular description.

Being Parcel #11 of the same premmises conveyed to Wm. & Sarah Levine Heirs, a corporation by Deed of Lewis Levine, Percy Levine, Frieda Miller and Evelyn L. Gold dated July 1, 1949 and

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recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

16 ALDEN ST.

A certain lot or parcel of land with the buildings thereon situate in said Waterville, bounded and described as follows, viz: Being the land and building situate at, numbered and known as 16 Alden Street in said Waterville, being the same premises conveyed to the City of Waterville by Isaac Dansky by two certain tax deeds, dated February 2, 1931 and February 1, 1932, and recorded in said Registry of Deeds, Book 811, Page 464 and Book 716, Page 122, respectively, and conveyed by said City of Waterville to William Levine by deed dated January 31, 1946, recorded in said Registry of Deeds, Book 825, Page 433, hereby referred to.

Being parcel #14 of premises conveyed by Lewis Levine, Percy Levine, Frieda Miller and Evelyn L. Gold to Wm. & Sarah Levine Heirs, a corporation by Deed dated July 1, 1949 and recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

16 1/2 ALDEN ST.

A certain lot or parcel of land with the buildings thereon situate in said Waterville, bounded and described as follows, viz: Being the land and buildings situate at, numbered and known as 16 1/2 Alden Street in said Waterville and being the same premises conveyed to the City of Waterville by Isaac Dansky by two certain tax deeds dated February 2, 1931 and February 1, 1932, and recorded in said Registry of Deeds, Book 646, Page 537 and Book 716, Page 123, respectively, and conveyed by the said City of Waterville to William Levine by deed dated January 31, 1946 and recorded in said Registry of Deeds, Book 825, Page 433, hereby referred to.

Being parcel #15 of premises conveyed by Lewis Levine, Percy Levine, Frieda Miller and Evelyn L. Gold to Wm. & Sarah Levine Heirs, a corporation by Deed dated July 1, 1949 and recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

18 ALDEN ST.

A certain lot or parcel of land with the buildings thereon situate in said Waterville, bounded and described as follows, viz: Being the land and buildings situate at, numbered and known as 18 Alden Street in Waterville and being the same premises conveyed to the City of Waterville by Isaac Dansky by two certain tax deeds dated February 2, 1931 and February 1, 1932, and recorded in said Registry of Deeds, Book 646, Page 538 and Book 716, Page 124, respectively, and conveyed by the said City of Waterville to William Levine by deed dated January 31, 1946 and recorded in said Registry of Deeds, Book 825, Page 433, hereby referred to.

Being parcel #16 of premises conveyed by Lewis Levine, Percy Levine, Frieda Miller and Evelyn L. Gold to Wm. & Sarah Levine Heirs, a corporation by Deed dated July 1, 1949 and recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

22-26 TICONIC ST.

A certain lot or parcel of land with the buildings thereon situate in said Waterville, bounded and described as follows, viz: Easterly by Ticonic Street; southerly by land formerly of Jerry Murphy; westerly by land now or formerly of the heirs or devisees of R.B. Dunn; northerly by the Pat Galligher lot, s-called, now or formerly owned by Ellen Galligher; excepting and reserving herefrom the buildings on said premises that belonged to Charles Pomerleau on February 20, 1908. Being all and the same premises conveyed to Sara Levine by deed of Charles H. Vigue

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et. al. dated February 20, 1908, and recorded in said Registry of Deeds, Book 486, Page 91, hereby referred to.

Being parcel #18 of the same premmises conveyed to Wm. & Sarah Levine Heirs, a corporation by Deed of Lewis Levine, Percy Levine, Frieda Miller and Evelyn L. Gold dated July 1, 1949 and recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

16 AND 18 MAPLE ST.

A certain lot or parcel of land with the buildings thereon situate on Maple and Toward Streets in said Waterville and bounded and described as follows, viz:

Commencing on the southerly side of Maple Street at a stone monument on the easterly side of the drive next to the house numbered 14 Maple Street; thence running southerly about one hundred ten (110) feet to an iron pin driven into the ground five (5) feet from the southeast corner of the house numbered 16 Maple street; thence running westerly from said iron pin along the northerly line of land now or formerly of Merrill & Mayo Co. to an iron pin driven into the ground on Toward Street; thence along said easterly line of Toward Street to an iron pin driven into the ground at the corner of Toward and Maple Streets; thence along the southerly line of Maple Street to the place of beginning. Being the same premises conveyed to Sarah Levine by deed of Elbridge T. Foster, dated April 21, 1921, and recorded in said Registry of Deeds, Book 597, Page 400, hereby referred to.

Being parcel #20 of the same premmises conveyed to Wm. & Sarah Levine Heirs, a corporation by Deed of Lewis Levine, Percy Levine, Frieda Miller and Evelyn L. Gold dated July 1, 1949 and recorded in the Kennebec County Registry of Deeds in Book 887, Page 345.

RE: MAPLE ST. LAND

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Westerly by Ticonic Street; southerly by land formerly of Nathan and Nellie Berliawsky; easterly by land of said Berliawsky; northerly by land now or formerly of George H. Bushey; being the same real estate conveyed to Wilfred Norman by Sarah Butler by deed of November 13, 1886, recorded in Kennebec County Registry of Deeds, Book 364, Page 85 and conveyed by said Wilfred Norman to Mary Norman by Deed of January 9, 1908 and being the same mortgage by said Mary to Waterville Savings Bank as per mortgage recorded in said Registry Book 476, Page 273 which said mortgage was foreclosed by said bank and the mortgage and rights under the foreclosure assigned to the Receivers of the Augusta Trust Company as per assignment recorded in said Registry in Book 709, Page 247.

Also another certain lot or parcel of land situated in said Waterville, and bounded and described as follows, to wit:-

Commencing in the northwest corner of land formerly owned by William Seltzer on the corner of Maple and Ticonic Streets; thence running easterly with the north line of said Seltzer lot eighty-seven (87) feet; thence northerly parallel with Ticonic Street fifty feet to land now or formerly of Gitlin & Jacobson; thence westerly on the south line of land of said Gitlin & Jacobson to the east line of Ticonic Street; thence southerly on the east line of Ticonic Street to the point of beginning.

Also another certain lot or parcel of land situated in said Waterville bounded and described as follows, to wit:-

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On the north by land formerly of Wilfred Norman, owned by William Seltzer on August 13, 1927 and by land now or formerly of George H. Bushey; on the east by land now or formerly of one Levine, formerly owned by William Bushey; on the south by Maple Street, and on the west by Ticonic Street and by land formerly owned by William Seltzer and formerly owned by one Norman.

Being the same premises acquired by Waterville Savings Bank by Warranty Deed of Arthur J. Carpenter dated March 7, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2282, Page 121.

Being the same premises conveyed by Waterville Savings Bank to William and Sarah Levine Heirs by Quitclaim Deed dated November 13, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2341, Page 109.

RE: BIRCH STREET LAND

A certain lot or parcel of land located on the easterly side of Birch Street, in Waterville, Kennebec County, Maine, and further bounded and described to wit:

Beginning at an iron pipe found, located on the apparent easterly line of Birch Street, marking the northwesterly corner of land now or formerly of Arthur H. Turmelle and Constance R. Turmelle as recorded in Book 3024 at Page 255 of Kennebec County Registry of Deeds, and marking the southwesterly corner of land that was conveyed to Lewis Levine, Percy Levine and Frieda Miller by Deed of Frances R. Barron, dated April 10, 1944 as recorded in Book 806 at Page 145. Thence northerly along the apparent easterly line of Birch Street for thirty two and five tenths feet (32.5') to the southwesterly corner of land now or formerly of Earline Ann LaChance as recorded in Book 4961 at Page 323. The LaChance lot is the same parcel that was conveyed by William and Sarah Levine Heirs to Earline LaChance, as recorded in Book 3335 at Page 108. Thence easterly along the southerly line of land now or formerly of LaChance for sixty three feet (63') to a point marking the southeasterly corner of land now or formerly of LaChance. Thence northerly along the easterly line of land now or formerly of LaChance for seventy nine and five tenths feet (79.5') to a point located on the apparent southerly line of Maple Street, marking the northeasterly corner of land now or formerly of LaChance. Thence easterly along the apparent southerly line of Maple Street for two feet (2') more or less to a point marking the northwesterly corner of land now or formerly of Salim E. Nasr as recorded in Book 4052 at page 54 and Book 3454 at Page 324. The Nasr lot is the same parcel that was conveyed by J.H. Goddard, Grace M. Pierce and Harriet G. Estes to William Levine by deed dated September 20, 1935 as recorded in Book 713 at Page 186, and the same as was conveyed to Maxim Turmelle by R.B. Dunn on August 18, 1884 as recorded in Book 350 at Page 584. Thence southerly along the westerly line of land now or formerly of Nasr for one hundred twelve feet (112') to the northerly line of land now or formerly of Arthur H. and Constance R. Turmelle. Thence westerly along the northerly line of land now or formerly of Turmelle for sixty five feet (65') to a point located on the apparent easterly line of Birch Street, and the point of beginning.

The herein described parcel contains two thousand two hundred seventy one square feet (2,271 Sq.Ft.) more or less and is the remainder of the lot sold by Frances Barron to Lewis Levine, Percy Levine and Frieda Miler in Book 806 at Page 145 after the sale by William and Sarah Levine Heirs to Earline LaChance as recorded in Book 3335 at Page 108.

Meaning and intending to convey a portion of Parcel #22 of same premmises conveyed to Wm. & Sarah Levine Heirs, a corporation by Deed of Lewis Levine, Percy Levine, Frieda Miller and Evelyn L. Gold dated July 1, 1949 and recorded in the Kennebec County

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Registry of Deeds in Book 887, Page 345.

The above description was prepared by Rowe & Wendell Surveying, without the benefit of a standard boundary survey, and is based on deed research and very limited field perambulation of the site.

Witness my hand and seal this 16th day of June, 2000

WM & SARAH LEVINE HEIRS,
A CORPORATION

William P. Dubord

Howard Miller
Howard Miller, President
hereunto duly authorized

STATE OF MAINE
KENNEBEC, ss.

June 16, 2000

Then personally appeared the above named HOWARD MILLER, in his capacity as President of the said WM. & SARAH LEVINE HEIRS, a corporation, and made and swore oath to the truth of the foregoing and acknowledged the above instrument to be his free act and deed and the free act and deed of the said corporation,

Before me,

William P. Dubord
Notary Public
Typed name of Notary: WILLIAM P. DUBORD
My Commission Expires: Attorney At Law
Notary Public
My Commission Expires 6/26/2001



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RECEIVED KENNEBEC SS.

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ATTEST: Theresa Ruth Mason
REGISTER OF DEEDS